

# 14 COLLIERGATE, YORK, YO1 8BP

## SHOP TO LET

# STAPLETON WATERHOUSE



### Location

The property is situated on Colliergate which runs between Kings Square and Fossgate Street linking York Minster to Pavement and Coney Street. The property is situated close to the proposed new mixed-use development of Stonebow House.

Colliergate is a destinational location benefitting from tourism which offers a varied mix of retailers such as Barnitt's. Co-Op, Up and Running and Saskia and Co.

### Description

The 18th century premises form three-storey red brick in Flemish bond with orange brick dressings; timber-shop-front and steely pitched slate roof with brick stacks.

### Accommodation

The unit provides the following approximate dimensions net floor areas:

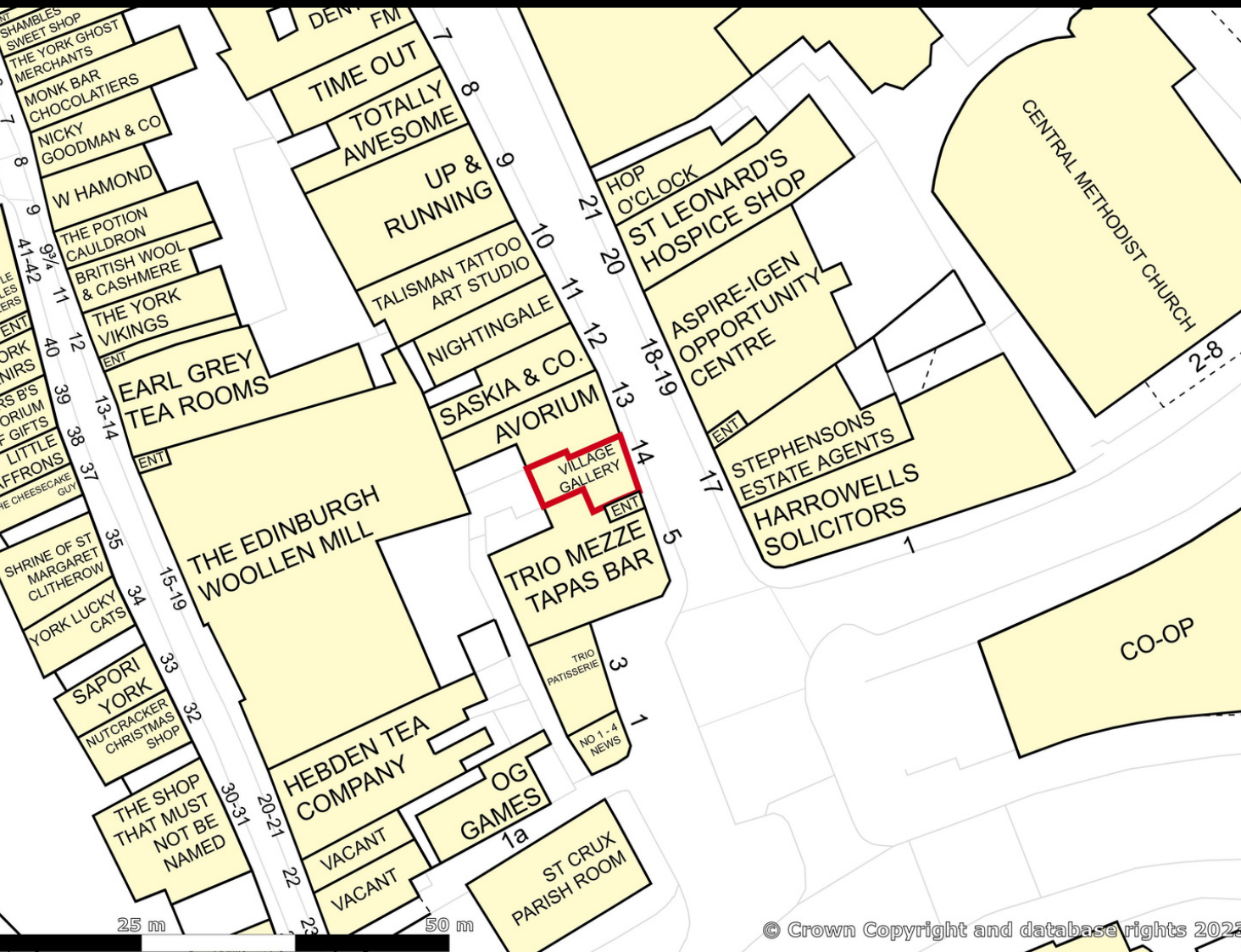
<i>Internal Width:</i>	14' 6"
<i>Internal Depth:</i>	23' 1"
<i>Ground Floor:</i>	328 sq ft
<i>First Floor:</i>	257 sq ft
<i>Second Floor:</i>	237 sq ft
<b>Total:</b>	<b>822 sq ft</b>

[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)

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### Services

Mains, electricity, water and drainage connected.

### Planning

The property lies within a conservation area and is Grade II listed.

Use Class E - Such as retail, office, cafe and medical use as designated under the new Use Class Order (2020).

### EPC

51-75

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71 | c

### Lease Terms

The property is offered on a five-year lease on internal repairing and insuring terms and the lease.

### Rent

£18,000 per annum.

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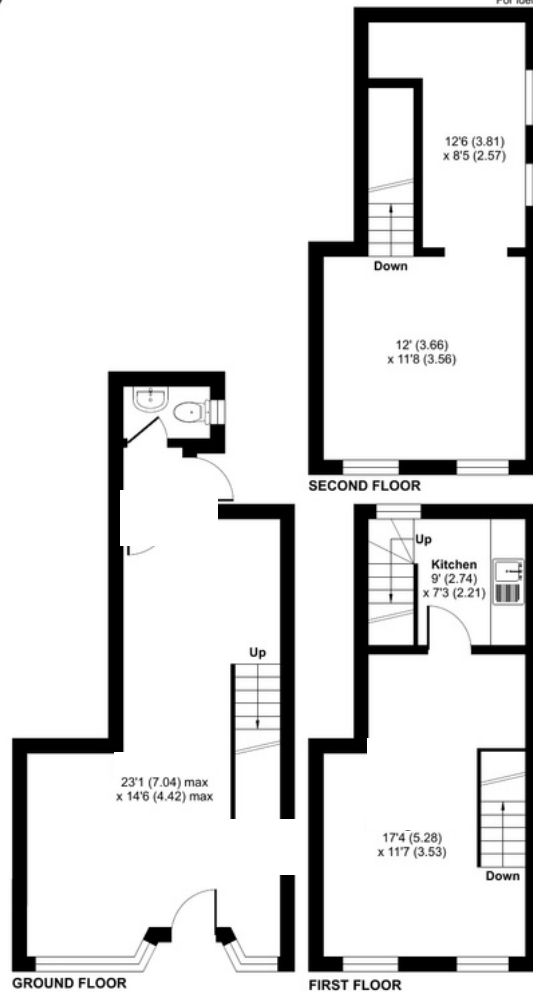
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### Colliergate, York, YO1

Approximate Area = 822 sq ft / 76 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Stapleton Waterhouse Ltd. REF: 04/2008

### Rates

We understand that the retail unit is assessed for rating purposes as follows:

Rateable Value: £13,000 (£15,250 as of 1 April 2023)

Rates Payable: £6,370 (£7,472.50 as of 1 April 2023)

### VAT

All costs exclusive of VAT.

### Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

### Application Fee

Stapleton Waterhouse reserve the right to charge £750 plus VAT upon agreeing terms and instructing solicitors.

### Further Information

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